and procurement. I would like to know whether it is not possible to negotiate with the bidder to change the conditions governing counter-guarantees also.

DR. S. VENUGOPALACHARI: Sir, talking about the Cogentrix, the survey was done by the NTPC. Previously we sought to develop it in three stages, each representing 2×160 MW. The capacity was later changed to 4×250 MW. This proposal was accorded clearance from the foreign investment angle. Regarding the EPCC also we followed the same procedure. So many things are written in the newspaper reports. For example, insurance and turnkey fees were put by the newspaper reports at Rs. 353 crores.

SHRI DIPANKAR MUKHERJEE: Unlike the Enron, I would like to know whether competitive bidding for equipment was done in respect of the Cogentrix project.

DR. S. VENUGOPALACHARI: Yes, Sir. Competitive bidding was done in respect of the Cogentrix project also.

MR. CHAIRMAN: Now, Question No. 104.

**Enforcement of Delhi Rent Act, 1995**

*104. SHRIMATI VEENA VERMA:
SHRI SUSHIL KUMAR SAMBHAJIRAO SHINDE:†

Will the PRIME MINISTER be pleased to refer to answer to Unstarred Question 3807 given in the Rajya Sabha on the 12th September, 1996 and state:

(a) the details of the proposals received from Delhi State Government, the houseowners and the tenants' organisations including the traders' associations, to enforce the Delhi Rent Act, 1995;

(b) the maladies sought to be addressed by means of the said Act and how for the Act, with or without amendments as per Government's decision, if any, is considered to be effective enough to remedy the main concerns of this Act; and

(c) the decision taken by Government in this regard?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN AFFAIRS AND EMPLOYMENT AND MINISTER OF STATE IN THE MINISTRY OF PARLIAMENTARY AFFAIRS (DR. U. VENKATESWARLU): (a) to (c): A Statement is laid on the Table of the Sabha.

***Statement***

(a) A large number of representations have been received from the houseowners and their associations demanding immediate implementation of Delhi Rent Act, 1995 as assented to by the President. On the other hand, the tenant organisations including the traders' associations have demanded amendments to some of the provisions of the Act on the lines of the suggestions made by the All Party Committee appointed by the Chief Minister, Government of National Capital Territory of Delhi. The All Party Committee had suggested amendments primarily pertaining to the following clauses:—

(i) Deemed Rent.
(ii) Inheritability.
(iii) Eviction of tenants.
(iv) Compulsory registration of tenancies.
(v) Enhancement of Rent

(b) and (c) The Act intends to balance the interests of the landlords and the tenants, minimise distortions in the rental housing market and increase the supply of rental housing both from the existing and new housing stocks by encouraging investment in this Sector. The issues raised by the tenants and the landlords are under examination. Final decision has not yet been taken in the matter.

SHRI SUSHILKUAMR SAMBHAJIRAO SHINDE: Sir, in the reply, it is said that tenant organisations including the traders' associations have demanded amendments to some of the provisions of the Act on the lines suggested by the All-

† The Question was actually asked in the floor of the House by Shri Sushil Kumar Sambhajirao Shinde.

Party Committee. This Act was passed in 1995 and the President had already assented to it. It was expected that this would come into force very soon. But there were some grievances from the tenants' side. What are those amendments that have been suggested by the tenants' associations to the Government? Secondly, it is said in the reply that the Act intends to "...increase the supply of rental housing both from the existing and the new housing stocks by encouraging investment in this sector". What encouragement is going to come for rental housing schemes? It is the Government's idea or someone else has suggested this? If it is an idea of the Government, so far as investment in rental housing schemes is concerned, I would like to know the details from the hon. Minister.

DR. U. VENKATESWARLU: Sir, the hon. Member is very correct that this Bill was assented to by the President on 23.8.1995. The Bill was discussed in the Rajya Sabha on 29.5.1995 and later in the Lok Sabha on 3.6.1995. After the Bill was published in the Gazette, there were several complaints from various sections including the Delhi Government as also from both the groups, the landlords and the tenants. They demanded that some of the provisions published in the Gazette should be reviewed and certain amendments should be made. Later, the then Chief Minister of the Delhi Government convened an all-party meeting and they suggested that certain portions of the Act should be amended so as to protect the interests of both the groups as also to arrive at a compromise formula between the two groups. These recommendations of the all-party meeting were submitted to the then Minister for Urban Development. Various angles have been examined by the earlier Government as also the present Government. I think it is a very staggering figure so far as the number of representations that have been received, is concerned. I would like to inform the House that more than four thousand representations have been received. It has really become a very big problem to go through all these representations. However, in the light of the recommendations made by the all-party meeting as also in the light of the representations received from both the groups, an attempt is being made—it is almost at the final stages—to arrive at a compromise formula to do the needful.

PROF. VIJAY KUMAR MALHOTRA: Will the amendments be brought during this Session or not? ...*(Interruptions)*...

SHRI SUSHILKUMAR SAMBHAJIRAO SHINDE: Let him complete first. I want an answer to my second question.

DR. U. VENKATESWARLU: The second point that the hon. Member has raised is about the intention of the Government to encourage rental housing schemes. This has also got a background. The National Housing Policy was framed as early as 1992. It was amply observed that there was a big shortage of rental housing and that the houses that were constructed by landlords in most of the big cities were not being offered for renting for several reasons. So, in view of that it has been suggested by the National Housing Policy, evolved in 1992, that there is need for going in for this type of encouragement so that more land and housing units can be made available. Subsquently also, in one of the court litigations in Tamil Nadu, the court had directed that these laws have to be amended so that this can be taken care of. In view of all these things, this Policy has been adopted so that there will be stimulation and encouregement for private builders to come to this sector and then make available more dwelling units to people who require it.

SHRI SUSHILKUMAR SAMBHAJIRAO SHINDE: Sir, my second supplementary is this. On August 29, 1996, at Jantar Manter in Delhi the Association of House-Owners was holding a *dharna* and on that day they wanted the Prime Minister to come there and assure them that the Governemnt would implement

the Act *in toto*. An hon. Minister of this Government, Shri C.M. Ibrahim, went there and assured the house-owners that the Act would be implemented *in toto*, as early as possible. Is it a fact that the Minister had made a promise to the Association of House-Owners? If so, when is this Act going to come into force?

DR. U. VENKATESWARLU: Sir, the hon. Member has referred to a promise which had been made by one of our Cabinet colleagues to the Association of House-Owners sitting in a *dharna* at Jantar Mantar. In fact, the promise made there has not been communicated to me for any further follow-up action. He might have attended that meeting and he might have reacted to some of their demands. The promise has not been communicated to me for follow-up action.

The second part of the supplementary is regarding the date by which this Act is going to be implemented. As I mentioned in reply to your first supplementary, in the light of several representations which we have been examining, I will commit to the extent that it is in an advanced stage of examination by the Government. It will be done soon; that much I can commit in this House.

SHRI BALBIR SINGH: Mr. Chairman, Sir, is it not the joint responsibility of the Cabinet? One of the Ministers made a promise and the concerned Minister is ignorant about that promise.

**श्री जलालुदीन अंसारी:** सभापति महोदय, इस बिल के पारित हो जाने के बाद दिल्ली में मकान मालिकों और किरायेदारों के बीच टकराव की स्थिति पैदा हो गयी है। मकान मालिकों की एसोसिएशन, किरायेदारों की एसोसियशन और दिल्ली के जितने भी राजनीतिक दल है सबने एक राय बनाकर इसमें संशोधन के लिए जो सुझाव दिया है मैं मंत्री जी से जानना चाहूंगा कि उस सुझाव पर सरकार कब तक विचार करना चाहती है? साथ ही साथ इस टकराव को समाप्त करके दिल्ली में एक आम स्थिति हो, टकराव की स्थिति समाप्त हो इस संबंध में क्या इस सत्र के अंदर सरकार संशोधित बिल लाने का आश्वासन देगी? खुशी की बात है कि हमारे प्रधान मंत्री जी भी बैठे हुए है, मैं इस सदन के माध्यम से मंत्री जी से जानना चाहूंगा कि क्या संशोधित विधेयक को फिर से लाने का विचार इस सत्र में है या नहीं है तो कब तक है? यही मैं जानना चाहता हूं।

श्री जलालुदीन انصاری: سبھاپتی مہودے - اس بل کے پاس ہو جانے کے بعد دہلی میں مکان مالکوں اور کرایہ داروں کے بیچ ٹکراؤ کی استھتی پیدا ہو گئی ہے - مکان مالکوں کی ایسوسی ایشن - کرایہ داروں کی ایسوسی ایشن اور دہلی کے جتنے بھی راجنیتک دل ہیں سب نے ایک رائے بنا کر اس میں سنشودھن کیلئے جو سجھاؤ دیا ہے - میں منتری جی سے جاننا چاہونگا کہ اسی سجھاؤ پر سرکار کب تک وچار کرنا چاہتی ہے - ساتھ ہی ساتھ اس ٹکراؤ کو سماپت کرنے دلی میں ایک عام سہمتی ہو - ٹکراؤ کی استھتی میں سماپت ہو اس سمبندھ میں کیا اس ستر کے اندر سرکار سنشودھت بل لانے کا آشواسن دیگی - خوشی کی بات ہے کہ ہمارے پردھان منتری جی بھی بیٹھے ہوئے ہیں - میں اس سدن کے ماد ھیم سے منتری جی سے جاننا چاہونگا کہ کیا سنشودھت وودھیک کو پھر سے لانے کا وچار اس ستر میں ہے یا نہیں ہے - تو کب تک ہے - یہی میں جاننا چاہتا ہوں -

DR. U. VENKATESWARLU: Sir, I have mentioned on two occasions that the very intention of this Government is to bring it forward as early as possible. The other aspect that has been raised by the hon. Member is about the issues which are being examined. Sir, as I have mentioned, the All-Party Committee has suggested five areas for looking into these amendments, to further improve upon this Act. Sir, I will be able to give the areas that are going to be brought forward and the thinking that the Government is going to make. But it would not be desirable at this stage to come with details. Sir, I can mention the areas that have been suggested for further examination by this All-Party Committee deemed rent which has been incorporated in the Act of 1995; the second aspect is hertability, the third aspect is eviction of tenants; the fourth aspect is compulsory registration of the tenants; and, the fifth aspect is enhancement of the rent. In all these five areas, the All-Party Committee has suggested to go further in detail and come up with a comprehensive one. Sir, the main intention is to bring about a consensus to the extent possible between the interested groups of landlords and tenants.

PROF. VIJAY KUMAR MALHOTRA: 'As early as possible' means what? इस सेशन में नहीं होगा तो कब होगा? अगला सेशन तो 3 महीने बाद होनेवाला है जबकि इस में लाखों लोगों का सवाल है।

You cannot take it that way.

SHRI V. NARAYANASAMY: An assurance may be given that this would be done in this Session itself.

*...(interruptions)...*

प्रो० विजय कुमार मल्होत्रा: अगर इस सेशन में भी आप नहीं करेंगे तो कब करेंगे?

'as early as possible' means what?

MR. CHAIRMAN: Has the Minister to say something?

*...(Interruptions)...*

DR. U. VENKATESWARLU: Sir, I have been saying time and again that a legal opinion has to come from the Department of Law, etc. It is being taken up. Sir, our intetion is very clear. I think the hon. Members would appreciate that we are particular that it is brought up. The intention of lthe Government is very serious. We are seriously thinking about it. I think it is not correct to insist on bringing it in this Session.

SHRI S. B. CHAVAN: Sir, this Bill was passed and the President gave his assent to it. There is only one provision under the Bill wherein the date from which it is going to be applicable is mentioned. I do not know why the Government is now thinking of amending the same before it is enforced. The Act has been approved long back. It has been approved by the President. He has given it his assent also. Thereafter you are taking advantage of the date of promulgation which is left out in the Bill and trying to delay the matter. It is almost two years since the Bill was passed. I would like to understand what exactly the position is. If there are any amendments necessary, you can consider those amendments after the Bill is enforced.

DR. U. VENKETASWARLU: Sir, it is a fact that the Bill received the assent of the hon. President as early as August 1995. Sir, after that when their Government was in power....*(Interruptions)*... I think it was there for eight or ten months. Sir, this Act...*(Interruptions)*...

SHRI AJIT P.K. JOGI: We were about to do it when you came....*(Interruptions)*...

SHRI V. NARAYANASAMY: By that time elections came....*(Interruptions)*...

DR. U. VENKATESWARLU: Elections came in May....*(Interruptions)*... Whether it is this Government or that Government, the fact remains that this Bill is only for Delhi. The Delhi Government has made a representation that there are certain areas which are to be improved upon. The Delhi Government has called an all-party meeting. As many

as fifteen memebrs have considered it and then they have given these recommendations...*(Interruptions)*... As I have been saying right from the day we came...*(Interruptions)*... We are very serious about it.

PROF. VIJAY KUMAR MALHOTRA: After all, lakhs of people of Delhi are worried about it...*(Interruptions)*... Sir, they have already assured us many times. आखिर जो भी करना चाहते है करिए और अमेंडमेंट इस सेशन में तो करिए।

MR. CHAIRMAN: If you want, you can ask a supplementary....*(Interruptions)*... But, unfortunately, the Question Hour is over.

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## WRITTEN ANSWERS TO STARRED QUESTIONS

### गरीबों के लिए विकास योजना

*105. **श्री राधवजी:** क्या योजना और कार्यक्रम कार्यान्वयन मंत्री यह बताने की कृपा करेंगे कि:

(क) क्या सरकार ने उन राज्यों के विकास के लिए कोई विशेष योजना बनायी है जहां तीस से लेकर चालीस प्रतिशत लोग गरीबी रेखा से नीचे जीवन-ज्ञापन कर रहे हैं;

(ख) यदि हां, तो क्या मध्य प्रदेश और असम को उपरोक्त योजना में शामिल किया गया है; और

(ग) यदि हां, तो तत्संबंधी ब्यौरा क्या है और इस संबंध में किन-किन योजनाओं को शुरू करने का प्रस्ताव है;

**योजना और कार्यक्रम कार्यान्वयन मंत्रालय के राज्य मंत्री (श्री योगेन्द्र के० अलघ):** (क) से (ग) किसी राज्य का विकास मुख्यतः संबंधित राज्य सरकार का दायित्व है, बहरहाल, केन्द्र सरकार विभिन्न केन्द्र प्रायोजित स्कीमों के माध्यम से राज्य सरकारों के प्रयासों में मदद करती है। ग्रामीण गरीबी उन्मूलन के लिए एकीकृत ग्रामीण विकास कार्यक्रम (आई० आर० डी० पी०), जवाहर रोजगार योजना (जे० आर० वाई०) तथा रोजगार आश्वासन स्कीम (ई०ए०एस०) प्रमुख केन्द्र प्रायोजित स्कीमें हैं। नेहरू रोजगार योजना (एन०आर० वाई०) प्रमुख शहरी गरीबी उन्मूलन कार्यक्रम हैं। विशेष रूप से सूखा प्रवण क्षेत्रों, मरूस्थल क्षेत्रों, पहाड़ी क्षेत्रों तथा आदिवासी क्षेत्रों के विकास के लिए सूखा प्रवण क्षेत्र कार्यक्रम (डी०पी०ए०पी०), मरूस्थल विकास कार्यक्रम (डीडीपी), पहाड़ी क्षेत्र विकास कार्यक्रम (एचएडीपी) और एकीकृत जनजातीय विकास कार्यक्रम (आईडीपी), जैसे क्षेत्र विकास कार्यक्रम है। इसके अलावा, सरकार न्यूनतम आवश्यकता कार्यक्रम (एमएनपी) को सुदृढ़ करने का प्रस्ताव करती है, जिसमे लोगों की जीवन गुणवत्ता को प्रभावित करने वाले महत्वपूर्ण सामाजिक विकास घटकों को पर्याप्त आवंटन के प्रावधान पर जोर दिया गया है। इनमें से सात बुनियादी न्यूनतम सेवाओं की पहचान की गई है ताकि उन्हें समयबद्ध ढंग से कवर किया जा सके। इसके लिए, इन बुनियादी न्यूनतम सेवाओं हेतु राज्यों को अतिरिक्त केन्द्रीय योजना सहायता के रुप में बजट में 2466 करोड़ रु० की अतिरिक्त राशि का प्रावधान किया गया है। यह परिव्यय इन कार्यक्रमों के लिए राज्य सरकारों की योजनाओं में निर्धारित परिव्ययों से अलग होगा।

### Growth Rate of Unemployment

*106. SHRI MD. SALIM: Will the Minister of PLANNING AND PROGRAMME IMPLEMENTATION be pleased to state the rate of growth of unemployment and placement during the Eighth Five Year Plan period?

THE MINISTER OF STATE OF THE MINISTRY OF PLANNING AND PROGRAMME IMPLEMENTATION (SHRI YOGINDER ALAGH): Annual rate of growth of unemployment based on Usual Principal Status (UPS) as estimated from the quinquennial serveys of NSSO conducted during 1987-88 and 1993-94 is (−) 4.16%, while the employment growth during the same period is 2.23%. However the current Daily Status Unemployment of male workers which is a measure of the utilization of labour time has gone up from, 5.54 percent to 5.91 percent in the same period and this is a matter of concern. The rural male worker current daily status unemployment rate for male workers has also gone up from 4.58 percent to 5.64 percent.